



SHOHOLA FALLS

*Trails End*

Property Owners Association  
190 Shohola Parkway South, Shohola, Pennsylvania 18458  
(570) 296- 8542 · Fax (570) 409-1037  
www.trailsend.org

### Board of Directors Meeting

April 18, 2026

9:00 AM Board Room

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, April 18, 2026, at 9:00 A.M.

#### **ROLL CALL**

##### **Officers' Present:**

President – Jo-Ann Pollack  
Vice President – Kevin Dille  
Treasurer – Lori-Ann Kinney-Bush  
Secretary - GerryLynn Haak

##### **Member's Excused:**

Patricia Carey  
Iris Altreche

##### **Member's Present:**

Thomas Miller  
Michele Murphy  
Robert Personette  
Brian Fitzpatrick

##### **Others Present:**

Mike Chlebowski, Chief, Homeland Security  
Attorney Woodrow Martin – Richard B. Henry & Assoc.  
Sherry Ranaudo, Property Manager  
Victoria Matassov, Office Manager

President Pollack called the meeting to order at 9:05 A.M. Called for a motion to approve March 21, 2026, minutes.

**MOTION:** by Brian Fitzpatrick to accept minutes from January 2026

**SECOND:** Kevin Dille    **Abstained:** GerryLynn Haak    **Vote:** All in favor

##### **Property Owner Time:**

- Lot# 4315 – PO asked what is going on at Twin Ponds. The Board explained that we had beaver damage in the area. We called Joe from Pest control, and he caught two beavers. Maintenance is in the process of cleaning up the area and should be completed in about 2 weeks. PO also asked about a handicapped chair lift for the pool. Strand Pools was contacted in April and is in the process of installing a chair lift at the lower pool.
- Lot# 3801 – PO was concerned about the properties that have had bear sightings, wanted to know what to do if there is bear activity next to your property. PO was advised to call Security.

##### **Office Report - Sherry Ranaudo – Property Manager**

- All games removed in the Game room
- Olivia is working on the mural in the game room
- Clubhouse is done

- Ordered Robert Rules book for By-Laws committee meeting
- Office personnel attended the Job Fair, 5 applications received
- Golfcart registrations resumed
- Spring thaw has been lifted
- I.R.I.S. message was sent out about the bear in TE

**Security Report – Mike Chlebowski – Chief Homeland Security**

- 1 lot over 180 days since the last meeting, 2 letters were sent out
- 7 citations, 3 speeding, 4 burn ban, 14 warnings
- 14 new Land use violations, 9 have been corrected
- Radar guns are still being calibrated

**Legal Report – Attorney Martin**

- Working on 2 Deed backs to Trails End
- Start getting the liquor license out of safekeeping

**Treasurer’s Report – Lori-Ann Kinney-Bush, Treasurer**

- March’s report shows that 57% of current dues were collected; 76% prior dues collected
- Motion to pay the bills

**MOTION:** by GerryLynn Haak to pay the bills

**SECOND:** Kevin Dille **VOTE:** All in favor

**Rules Enforcement – Robert Personette, Kevin Dille**

- 2<sup>nd</sup> Grievance meeting scheduled for May 30<sup>th</sup>, 2026

**Concession/Kitchen/Bar – GerryLynn Haak, Michele Murphy**

- Clubhouse looks good, painted and has a new TV
- Planning the menu better
- Looking into offering a special every Friday, Pasta nights

**MOTION:** by Kevin Dille to take the liquor license out of safekeeping

**SECOND:** Michele Murphy **VOTE:** All in favor

**Recreation - Patricia Carey, GerryLynn Haak**

- Calendar is up for recreation dates
- Spring Mailing is going out next week
- We now have 2 buses for the Jason Aldean concert, second bus has been added

**Entertainment - Michele Murphy, GerryLynn Haak**

- All booked for the season

**Sewer - Robert Personette**

- Running well

**Maintenance – Thomas Miller, Brian Fitzpatrick**

- Busy getting ready for the season
- Cleaning up Twin Ponds area and putting up a gate

**Land-Use: Brian Fitzpatrick, Patricia Carey**

- 33 total violations, 5 complied
- 12 new land use letters mailed out

**By-Laws – Patricia Carey, Lori-Ann Kinney-Bush**

- The office will email the committee to see what date is best for our 3<sup>rd</sup> By-Laws meeting
- We have two dates, April 25 or May 2

**Contracts – Kevin Dille, Thomas Miller**

- Wenzel Amusement is the new vendor for the games in the game room

Executive Session opened/closed – Regular Session opened.

**New Business:**

- The heat in the Clubhouse/Bar area was causing the alarm to go off. The board is looking into a one-way tint for the windows in the Clubhouse to block the sun
- Security needs a new box for the Happenings outside the old one does not have a cover and the papers get wet. We cannot fix the box for this season, but the Office will adjust the paper size so the Happenings will fit better.

**Old Business:**

- We need to find a local person to repaint the lines at the Shuffleboard and Basketball courts
- In September the board will work on a budget plan for next year for a Pavillion at the Clubhouse

NEXT MEETING: May 16, 2026, at 9AM in the Board Room all invited to attend.

**MOTION:** by Michele Murphy to close the meeting

**SECOND:** Brian Fitzpatrick      **VOTE:** All in favor

**Meeting adjourned 11:30am**

Respectfully submitted,  
*Victoria Matassov*  
Office Manager